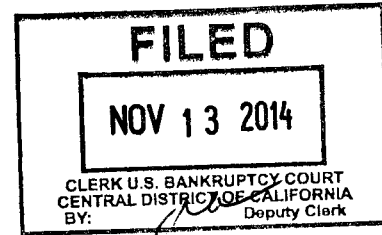


1 DAWN BRUCE
2 NANA I AM
3 10727 JAGGERY STREET
4 FONTANA, CA 92337



5
6
7 UNITED STATES BANKRUPTCY COURT
8 IN AND FOR THE CENTRAL DISTRICT OF CALIFORNIA
9 (RIVERSIDE COUNTY)
10
11
12
13

14 DAWN BRUCE (DEBTOR)

15
16 PREEMINENT INVESTMENT
17 CORPORATION, A CALIFORNIA
18 CORPORATION,

19 Plaintiff(s)

20 Vs.

21 BARRY DUFFIN, AN INDIVIDUAL

22
23
24 Defendants.
25
26
27
28

BK CASE NO: 6:14-BK-220870-MH

State Ct Case No UDFS 1404393

DEBTOR, DAWN BRUCE NOTICE OF
REMOVAL OF THE ABOVE ENTITLED
CASE TO THE UNITED STATES
BANKRUPTCY COURT FOR THE
CENTRAL DISTRICT OF CALIFORNIA

JUDICIAL NOTICE: THIS IS A
FEDERAL TAX ISSUE AND AS A
BANKRUPTCY JUDGE, YOU HAVE
FEDERAL OBLIGATION TO MAKE
SURE THAT ALL THE TAXES
ASSOCIATED WITH CASE IS PAID TO
IRS AND FILED WITH THIS COURT.
IRS FORMS: 105, 8300, 3049a AND W9.
DEBTOR ASKS BK COURT AND THE
TRUSTEE TO DISCHARGE AND
SETTLE THE ALLEGED DEBT.

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14 **TO PLAINTIFF(S) PREEMINENT INVESTMENT CORPORATION, A**
15 **CALIFORNIA CORPORATION , AND THEIR ATTORNEYS OF RECORD AND**
16 **ALL INTERESTED PARTIES:**
17

18 COMES NOW, Defendants, DAWN BRUCE AND NAN- " I AM" (REAL PARTY OF
19 INTEREST), hereby respectfully move to remove this referenced UD Case to the United States
20 Bankruptcy Court for the Central District of California in the county of Riverside.
21 Removal is requested pursuant to the jurisdiction placed on the Federal Courts by 28
22 USC., 1446, et.seq.
23

24 The removed case is PREEMINENT INVESTMENT CORPORATION, A
25 CALIFORNIA CORPORATION VS. BARRY BRUCE, AN INDIVIDUAL.

26 As required by 28 U.S.C. § 1446(a) and Local Rule, copies of all process, pleading,
27 orders, and other papers or exhibits filed in the State Court are attached as Exhibit were
28

1 served on the Plaintiff(s) and their timely and the lower court in Fontana was notified as
2 well as The San Bernardino County Sheriff Department.

3 Venue of this removal is proper under 28 U.S.C. §§ 1441(a) in the Central District
4 of California, RIVERSIDE COUNTY because the SAN BERNARDINO COUNTY
5 Superior Court is within the Central Division.
6

7
8 The primary statutory provision allowing removal from state to federal court is
9 28 U.S.C. 1441. Section 1441 provides that a defendant(s) in a case may remove an action
10 from state to federal court if the district court has "original jurisdiction." For example, an
11 action must satisfy all of the requirements of :
12

- 13 • Section 1331 (federal question); or
- 14
- 15 • Section 1332 (diversity); or
- 16
- 17 • Section 1333 (admiralty, maritime and prize cases); or
- 18
- 19 • any of the other areas over which federal courts have original jurisdiction.
- 20

21 In determining what constitutes a federal question, the Court has historically
22 interpreted the "arising under" language in Article III very expansively. In *Osborn v.*
23 *Bank of the United States*, 22 U.S. (9 Wheat.) 738 (1824), Chief Justice John Marshall held
24 that a case satisfies Article III's "arising under" requirement whenever federal law
25 "forms an ingredient of the original cause." In applying this rule, the Court held that
26
27
28

1 Congress may constitutionally create federal court jurisdiction whenever a federal law
2 is a **potential ingredient** of a case.

3
4 Applying this interpretation to the case at hand, Defendant(s) urges this Court to
5 recognize that Plaintiffs are collection agencies or "Debt collectors" as defined by
6 FDCPA 15 U.S.C. § 1692a. Defendant(s) have alleged that Plaintiff violated
7 Defendant's rights as defined by 15 U.S.C. § 1692e(10), 15 U.S.C. § 1692g(a)(3), and 15
8 U.S.C. § 1692g(a)(5) of the Fair Debt Collection Practices Act ("FDCPA"). Plaintiff's
9 complaint arises under the Federal Debt Collection Practices Act as defined by 15 USC.
10

11 *FDCPA 15 U.S.C. § 1692k(d) provides in pertinent part that: "An action to*
12 *enforce any liability created by this title may be brought in any appropriate United*
13 *States Bankruptcy or district court without regard to the amount in controversy, or in*
14 *any other court of competent jurisdiction, within one year from the date on which the*
15 *violation occurs.*

16
17 **JUDICIAL NOTICE: AS A FEDERAL JUDGE, YOU ARE A TAX COLLECTOR,**
18 **TAX JUDGE AND YOU HAVE FUDICIAL RESPONSIBILITY TO MAKE SURE THAT**
19 **ALL TAXES ASSOCIATED WITH EACH CASE THAT YOU PRESIDE IS PAID TO THE**
20 **IRS AND FILED WITH THE COURTS. AND THE TRUSTEE IS RESPONSIBLE TO**
21 **OVER SEE THE SETTLEMENT AND DISCHARGE OF THE ALLEGED UNSECURE**
22 **DEBT.**

23
24 **THIS IS A TAX ISSUE AND IRS HAS THE MASTER LIEN. NEITHER THE**
25 **BANK NOR THE MOVANT HAS PROVEN THAT THEY HAVE FILED ANY TAXES**
26 **ON THIS LIEN THAT THEY ARE CLAIMING.**
27
28

1 THIS COURT IS BEING DECIVED BY THESE ATTORNEYS AND USING IT
2 FOR MONEY LAUNDERING, COUNTERFIETING AND TAX EVASION AND IT HAS
3 TO STOP.

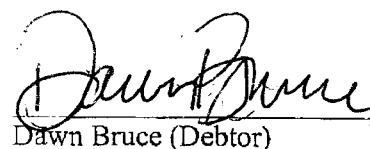
4
5 IF THESE TAX FORMS AND THE OTHERS ARE NOT PAID AND FILED
6 BEFORE THIS COURT, AND THE COURT PROCEEDS WITH THIS HEARING, THEN
7 THIS COURT IS AIDING AND ABIDING THIS FRAUD THAT IS BING COMMITTED
8 BY THESE BANKS,INVESTORS AND THEIR ATTORNEYS.

9
10 JUDICIAL NOTICE: President Thomas Jefferson said; "I believe that banking
11 institutions are more dangerous to our liberties than standing armies. If the American
12 people ever allow private banks to control the issue of their currency, first by inflation,
13 then by deflation, the banks and corporations that will grow around {THE BANKS}
14 will deprive the people of all property until their children woke-up homeless on the
15 continent their fathers conquered. The issuing power should be taken from the banks
16 and restored to the people, to whom it properly belongs.

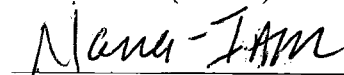
17
18 Under the circumstances, federal Court jurisdiction will well founded and based.

19
20
21 Dated: 11/13/2014

Respectfully Submitted,

22
23 

Dawn Bruce (Debtor)

24
25 

Nana- " I AM"(Interested Party).

PROOF OF SERVICE

I, Ruben Languren, the undersigned declare:

I am employed in the county of Los Angeles, State of California. I am over the age of 18 years of age and not a party to the within action. My address is _____

And not a party to the above entitled action.

On 24, 2014, I served the foregoing document described as:

DEFENDANT'S NOTICE OF REMOVAL TO:

**ATTENTION: NICHOLAS KANTER (239436)
LEWITT, HACKMAN, SHAPIRO, MARSHALL & HARLAN
16633 VENTURA BLVD
11TH FLOOR
ENCINO, CA 91436**

**TELEPHONE-818- 990-2120
FAX: 818-981-4764**

I am "readily familiar" with the firm's practice of collecting and processing correspondence for mailing. Under this practice, mail is deposited with the United States Postal Service on the same day, with postage thereon fully prepaid at Los Angeles, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date of postage meter date is more than one day after date of deposit for mailing in the affidavit.

I declare under penalty of perjury of the laws of the State of California.

Dated: NOVEMBER,13, 2014


RUBEN LANGUREN

SUMMONS
(CITACION JUDICIAL)
UNLAWFUL DETAINER—EVICTION
(RETENCION ILICITA DE UN INMUEBLE—DESALOJO)

NOTICE TO DEFENDANT:

(AVISO AL DEMANDADO):

BARRY DUFFIN, an individual

YOU ARE BEING SUED BY PLAINTIFF:

(LO ESTÁ DEMANDANDO EL DEMANDANTE):

PREEMINENT INVESTMENT CORPORATION, a California corporation,

SUM-130

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

FILED
JUL 17 2014
CLERK OF SUPERIOR COURT
SAN BERNARDINO COUNTY
FONTANA, CALIFORNIA

You have 5 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. (To calculate the five days, count Saturday and Sunday, but do not count other court holidays. If the last day falls on a Saturday, Sunday, or a court holiday then you have the next court day to file a written response.) A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

Tiene 5 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. (Para calcular los cinco días, cuente los sábados y los domingos pero no los otros días feriados de la corte. Si el último día cae un sábado o domingo, o en un día en que la corte esté cerrada, tiene hasta el próximo día de corte para presentar una respuesta por escrito). Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal con los formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:

(El nombre y dirección de la corte es):

SAN BERNARDINO COUNTY SUPERIOR COURT
17780 Arrow Route

Fontana, CA 92335

FONTANA

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

NICHOLAS KANTER, ESQ., SBN 239436

(818) 990-2120

LEWITT, HACKMAN, SHAPIRO, MARSHALL & HARLAN

(818) 981-4764

16633 Ventura Boulevard, 11th Floor

Encino, CA 91436

(Must be answered in all cases) An unlawful detainer assistant (Bus. & Prof. Code, §§ 6400-6415) ☒ did not ☐ did for compensation give advice or assistance with this form. (If plaintiff has received any help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)

Date:

(Fecha)

JUL 17 2014

Clerk, by

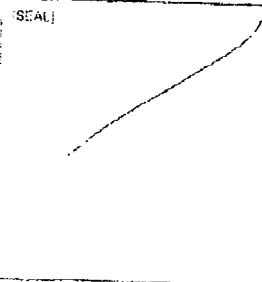
(Secretario)

KAREN DENTON

Deputy

(Adjunto)

For proof of service of this summons, use Proof of Service of Summons (form POS-010).
Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010).



4. NOTICE TO THE PERSON SERVED: You are served BARRY DUFFIN

a. ☒ as an individual defendant.

b. ☐ as the person sued under the fictitious name of (specify):

c. ☐ as an occupant

d. ☐ on behalf of (specify):

under: ☐ CCP 416.10 (corporation)

☐ CCP 416.20 (defunct corporation)

☐ CCP 416.40 (association or partnership)

☐ CCP 415.46 (occupant)

☐ CCP 416.60 (minor)

☐ CCP 416.70 (conservatee)

☐ CCP 416.90 (authorized person)

☐ other (specify):

5. ☒ by personal delivery on (date): 7-22-14 By MAIL

SUMMONS—UNLAWFUL DETAINER—EVICTION

Legal Solutions

Page 1 of 2

Case of Civil Procedure §§ 412.20 415.456 416.7

ATTORNEY OR PARTY WITHOUT ATTORNEY Name, State Bar number, and address: NICHOLAS KANTER, ESQ., SAN 239436 LEWITT, HACKMAN, SHAPIRO, MARSHALL & HARIAN 15633 Ventura Boulevard, 11th Floor Encino, CA 91436		FOR COURT USE ONLY FILED SUPERIOR COURT COUNTY OF SAN BERNARDINO FONTANA BRANCH JUL 16 2014 JUDGE: [Signature] DEPT: [Signature]
TELEPHONE NO. (818) 990-2120 FAX NO. (818) 981-4764 ATTORNEY FOR (Name) Plaintiff, PREEMINENT INVESTMENT CORP.		
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO STREET ADDRESS 17780 Arrow Route MAILING ADDRESS CITY AND ZIP CODE Fontana, CA 92335 BRANCH NAME FONTANA		
CASE NAME: PREEMINENT INVESTMENT CORPORATION vs. BARRY DUFFIN, an individual		
CIVIL CASE COVER SHEET Unlimited (Amount demanded exceeds \$25,000) <input checked="" type="checkbox"/> Limited (Amount demanded is \$25,000 or less) <input type="checkbox"/> Complex Case Designation Counter <input type="checkbox"/> Joinder <input type="checkbox"/> Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)		CASE NUMBER: 140291404303 JUDGE: DEPT:

Items 1-6 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:

Auto Tort <input type="checkbox"/> Auto (22) <input type="checkbox"/> Uninsured motorist (46) <input type="checkbox"/> Other PIP/DWD (Personal Injury/Property Damage/Wrongful Death) Tort <input type="checkbox"/> Asbestos (04) <input type="checkbox"/> Product liability (24) <input type="checkbox"/> Medical malpractice (45) <input type="checkbox"/> Other PIP/DWD (23) Non-PIP/DWD (Other) Tort <input type="checkbox"/> Business tort/unfair business practice (07) <input type="checkbox"/> Civil rights (08) <input type="checkbox"/> Defamation (13) <input type="checkbox"/> Fraud (16) <input type="checkbox"/> Intellectual property (19) <input type="checkbox"/> Professional negligence (25) <input type="checkbox"/> Other non-PIP/DWD tort (35) Employment <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (15)	Contract <input type="checkbox"/> Breach of contract/warranty (06) <input type="checkbox"/> Rule 3.740 collections (09) <input type="checkbox"/> Other collections (09) <input type="checkbox"/> Insurance coverage (18) <input type="checkbox"/> Other contract (37) Real Property <input type="checkbox"/> Eminent domain/inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input type="checkbox"/> Other real property (26) Unlawful Detainer <input type="checkbox"/> Commercial (31) <input checked="" type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) Judicial Review <input type="checkbox"/> Asset forfeiture (05) <input type="checkbox"/> Petition re: arbitration award (11) <input type="checkbox"/> Writ of mandate (02) <input type="checkbox"/> Other judicial review (39)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403) <input type="checkbox"/> Antitrust/Trade regulation (03) <input type="checkbox"/> Construction defect (10) <input type="checkbox"/> Mass tort (40) <input type="checkbox"/> Securities litigation (28) <input type="checkbox"/> Environmental/Toxic tort (30) <input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment <input type="checkbox"/> Enforcement of judgment (20) Miscellaneous Civil Complaint <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) Miscellaneous Civil Petition <input type="checkbox"/> Partnership and corporate governance (21) <input type="checkbox"/> Other petition (not specified above) (43)
--	---	---

2. This case ☐ is ☒ is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- a. ☐ Large number of separately represented parties d. ☐ Large number of witnesses
- b. ☐ Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve e. ☐ Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
- c. ☐ Substantial amount of documentary evidence f. ☐ Substantial postjudgment judicial supervision
3. Remedies sought (check all that apply): a. ☒ monetary b. ☒ nonmonetary; declaratory or injunctive relief c. ☐ punitive
4. Number of causes of action (specify): 1 (One)
5. This case ☐ is ☒ is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)
- Date: July 16, 2014

NICHOLAS KANTER
(TYPE OR PRINT NAME)

(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

- NOTICE**
- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code) (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
 - File this cover sheet in addition to any cover sheet required by local court rule.
 - If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
 - Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Approved for Mandatory Use
Judicial Council of California
CM-010 (Rev. July 1, 2007)

CIVIL CASE COVER SHEET

Legal
Solutions
CA Plus

Cal. Rules of Court, rules 2.30, 3.220, 3.400-3.403, 3.740;
Cal. Standards of Judicial Administration, std. 3.10

Page 1 of 2

NICHOLAS KANTER, ESQ., SBN 239436
LEWITT, HACKMAN, SHAPIRO,
MARSHALL & HARLAN
16633 Ventura Boulevard, 11th Floor
Encino, California 91436-1865
Telephone: (818) 990-2120
Telecopier: (818) 981-4764
nkanter@lewitthackman.com
Attorneys for Plaintiff Preeminent Investment Corporation

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SAN BERNARDINO

PREEMINENT INVESTMENT
CORPORATION, a California corporation.

Plaintiff,

vs.

BARRY DUFFIN, an individual,

Defendant.

CASE NO: 00FS1404393

COMPLAINT IN UNLAWFUL
DETAINER

ACTION BASED ON CODE OF CIVIL
PROCEDURE SECTION 1161a

LIMITED CIVIL CASE
(Amount demanded does not exceed
\$10,000)

GENERAL ALLEGATIONS

1. Plaintiff Preeminent Investment Corporation ("Plaintiff"), is, and at all times relevant was, a California corporation, licensed to do business in California. Preeminent's principal place of business is in California.

2. Plaintiff is the owner of the real property located at 10727 Jaggery Street, Fontana, CA 92337 (the "Property").

3. Defendant BARRY DUFFIN ("Defendant") is an individual. Plaintiff is informed and believes and thereupon alleges that Defendant is a natural person and competent adult, residing in the city of Fontana and currently occupies the Property.

4. On July 1, 2014, Plaintiff acquired title to the Property as a bona fide purchaser at a trustee's sale. The Property was sold in accordance with Civil Code Section 2924. Plaintiff perfected title to the Property. A true and correct copy of the recorded Trustee's Deed Upon Sale

Lead Counsel
LEWITT, HACKMAN, SHAPIRO,
MARSHALL & HARLAN
A LAW CORPORATION

1 is attached hereto as Exhibit "A."

2 5. Following Plaintiff's purchase of the Property, Defendant no longer had an
3 ownership interest in the Property.

4 6. On July 2, 2014, Plaintiff caused to be served on Defendant a Three Day Notice
5 to Quit (the "Notice"). Copy of the Notice is attached as Exhibit "B."

6 7. The Notice was served pursuant to Section 1162 of the California Code of Civil
7 Procedure. The exact method of service is reflected in the attached Notice, which is incorporated
8 herein by reference.

9 8. The period stated in the Notice expired on July 7, 2014 and Defendant failed to
10 comply with the requirements of the Notice as of this date in that he failed to vacate and
11 surrender possession of the Property to Plaintiff. Based on information and belief, Defendant
12 remains in possession of the Property.

13 9. Plaintiff is informed and believes and thereupon alleges that the reasonable rental
14 value of the Property is the sum of Eighty Dollars (\$80.00) per day, and damages to Plaintiff
15 caused by Defendant's unlawful detention thereof have accrued at said rate since July 8, 2014,
16 and will continue to accrue at said rate so long as Defendant remains in possession of the
17 Property.

18 WHEREFORE, Plaintiff prays judgment against Defendant as follows:

- 19 1. For immediate possession of the Property;
20 2. For damages at the rate of \$80.00 per day, according to proof, for each day
21 Defendants continue in possession of the Property, commencing July 8, 2014;
22 3. For costs of suit incurred herein; and
23 4. For such other and further relief as the Court deems just and proper.

24 DATED: July 16, 2014

25 LEWITT, HACKMAN, SHAPIRO,
26 MARSHALL & HARLAN

27 By: _____

NICHOLAS KANTER
Attorneys for Plaintiff

PLAINTIFF (Name): FREEMINENT INVESTMENT CORPORATION, a California corporation, DEFENDANT (Name): BARRY DUFFIN, an individual		SUM-130 CASE NUMBER:
--	--	-------------------------

8. Unlawful detainer assistant (complete if plaintiff has received any help or advice for pay from an unlawful detainer assistant):
- a. Assistant's name:
 - b. Telephone no.:
 - c. Street address, city and zip:
 - d. County of registration:
 - e. Registration no.:
 - f. Registration expires on (date):

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO

PREEMINENT INVESTMENT CORPORATION,
a California corporation,

Case No. JD FS 1404371

vs.

CERTIFICATE OF ASSIGNMENT

BARRY DUFFIN, an individual

A civil action or proceeding presented for filing must be accompanied by this certificate. If the ground is the residence of a party, name and residence shall be stated.

The undersigned declares that the above-entitled matter is filed for proceedings in the Fontana District of the Superior Court under Rule 404 of this court for the checked reason:

☒ General

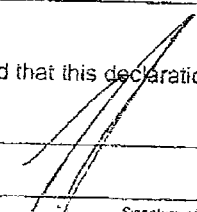
☐ Collection

Nature of Action	Ground
<input type="checkbox"/> 1 Adoption	Petitioner resides within the district.
<input type="checkbox"/> 2 Conservator	Petitioner or conservatee resides within the district.
<input type="checkbox"/> 3 Contract	Performance in the district is expressly provided for.
<input type="checkbox"/> 4 Equity	The cause of action arose within the district.
<input type="checkbox"/> 5 Eminent Domain	The property is located within the district.
<input type="checkbox"/> 6 Family Law	Plaintiff, defendant, petitioner or respondent resides within the district.
<input type="checkbox"/> 7 Guardianship	Petitioner or ward resides within the district or has property within the district.
<input type="checkbox"/> 8 Harassment	Plaintiff, defendant, petitioner or respondent resides within the district.
<input type="checkbox"/> 9 Mandate	The defendant functions wholly within the district.
<input type="checkbox"/> 10 Name Change	The petitioner resides within the district.
<input type="checkbox"/> 11 Personal Injury	The injury occurred within the district.
<input type="checkbox"/> 12 Personal Property	The property is located within the district.
<input type="checkbox"/> 13 Probate	Decedent resided or resides within the district or had property within the district.
<input type="checkbox"/> 14 Prohibition	The defendant functions wholly within the district.
<input type="checkbox"/> 15 Review	The defendant functions wholly within the district.
<input type="checkbox"/> 16 Title to Real Property	The property is located within the district.
<input type="checkbox"/> 17 Transferred Action	The lower court is located within the district.
<input checked="" type="checkbox"/> 18 Unlawful Detainer	The property is located within the district.
<input type="checkbox"/> 19 Domestic Violence	The petitioner, defendant, plaintiff or respondent resides within the district.
<input type="checkbox"/> 20 Other	
<input type="checkbox"/> 21 THIS FILING WOULD NORMALLY FALL WITHIN JURISDICTION OF SUPERIOR COURT	

The address of the accident, performance, party, detention, place of business, or other factor which qualifies this case for filing in the above-designated district is:

(NAME - INDICATE TITLE OR OTHER QUALIFYING FACTOR) 10727 Jaggery Street ADDRESS
Fontana, CA 92337
(CITY) (STATE) (ZIP CODE)

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was executed on
July 16, 2014 at Encino California


Signature of Agency/Party
NICHOLAS KANTER

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

CM-010

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you must complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check one box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the primary cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

Auto (22)—Personal Injury/Property Damage/Wrongful Death
Uninsured Motorist (46) (if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto)

Other PIPD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

Asbestos (04)
Asbestos Property Damage
Asbestos Personal Injury/Wrongful Death
Product Liability (not asbestos or toxic/environmental) (24)
Medical Malpractice (45)
Medical Malpractice—Physicians & Surgeons
Other Professional Health Care Malpractice
Other PIPD/WD (23)
Premises Liability (e.g., slip and fall)
Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
Intentional Infliction of Emotional Distress
Negligent Infliction of Emotional Distress
Other PIPD/WD

Non-PIP/WD (Other) Tort

Business Tort/Unfair Business Practice (07)
Civil Rights (e.g., discrimination, false arrest) (not civil harassment) (08)
Defamation (e.g., slander, libel) (13)
Fraud (16)
Intellectual Property (19)
Professional Negligence (25)
Legal Malpractice
Other Professional Malpractice (not medical or legal)
Other Non-PIP/WD Tort (35)
Employment
Wrongful Termination (36)
Other Employment (15)

Contract

Breach of Contract/Warranty (06)
Breach of Rental/Lease
Contract (not unlawful detainer or wrongful eviction)
Contract/Warranty Breach—Seller Plaintiff (not fraud or negligence)
Negligent Breach of Contract/Warranty
Other Breach of Contract/Warranty
Collections (e.g., money owed, open book accounts) (09)
Collection Case—Seller Plaintiff
Other Promissory Note/Collections Case
Insurance Coverage (not provisionally complex) (18)
Auto Subrogation
Other Coverage
Other Contract (37)
Contractual Fraud
Other Contract Dispute

Real Property

Eminent Domain/Inverse Condemnation (14)
Wrongful Eviction (33)
Other Real Property (e.g., quiet title) (26)
Writ of Possession of Real Property
Mortgage Foreclosure
Quiet Title
Other Real Property (not eminent domain, landlord/tenant, or foreclosure)

Unlawful Detainer

Commercial (31)
Residential (32)
Drugs (38) (if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential)

Judicial Review

Asset Forfeiture (05)
Petition Re: Arbitration Award (11)
Writ of Mandate (02)
Writ—Administrative Mandamus
Writ—Mandamus on Limited Court Case Matter
Writ—Other Limited Court Case Review
Other Judicial Review (39)
Review of Health Officer Order
Notice of Appeal—Labor Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)

Antitrust/Trade Regulation (03)
Construction Defect (10)
Claims Involving Mass Tort (40)
Securities Litigation (28)
Environmental/Toxic Tort (30)
Insurance Coverage Claims (arising from provisionally complex case type listed above) (41)

Enforcement of Judgment

Enforcement of Judgment (20)
Abstract of Judgment (Out of County)
Confession of Judgment (non-domestic relations)
Sister State Judgment
Administrative Agency Award (not unpaid taxes)
Petition/Certification of Entry of Judgment on Unpaid Taxes
Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

RICO (27)
Other Complaint (not specified above) (42)
Declaratory Relief Only
Injunctive Relief Only (non-harassment)
Mechanics Lien
Other Commercial Complaint Case (non-tort/non-complex)
Other Civil Complaint (non-tort/non-complex)

Miscellaneous Civil Petition

Partnership and Corporate Governance (21)
Other Petition (not specified above) (43)
Civil Harassment
Workplace Violence
Elder/Dependent Adult Abuse
Election Contest
Petition for Name Change
Petition for Relief from Late Claim
Other Civil Petition

EXHIBIT "A"

Recorded in Office: County of San Bernardino



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK

P Counter

7/15/2014
11:45 AM
TP

RECORDING REQUESTED BY:

AND WHEN RECORDED TO:
PREEMINENT INVESTMENT CORP
14728 PIPELINE AVE. SUITE B
CHINO, CA 91709
Forward Tax Statements to
the address given above

Doc#: 2014-0255411



Titles:	1	Pages:	2
Fees			18.00
Taxes			392.50
Other			12.00
PAID			5427.52

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 2013-00934

Loan #: 120116

A.P.N.: 0255-251-07-0-000

Order #: 8371490

TRUSTEE'S DEED UPON SALE

A.P.N.: 0255-251-07-0-000

Transfer Tax: \$0.00

The Grantee Herein was not the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$472,200.50

The Amount Paid by the Grantee was \$355,000.00

Said Property is in the City of FONTANA, County of San Bernardino

Entra Default Solutions, LLC, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

PREEMINENT INVESTMENT CORP

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of San Bernardino, State of California, described as follows:

LOT 7 OF TRACT NO. 16678 3, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON THE SUBDIVISION MAP, FILED IN BOOK 307, AT PAGE 77 TO 80, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE SAN BERNARDINO COUNTY RECORDER.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN AN INSTRUMENT RECORDED JANUARY 23, 2007, AS INSTRUMENT NO. 07-45578, OFFICIAL RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by BARRY DUFFIN, A SINGLE MAN as Trustor, dated 6/4/2009 and recorded on 6/17/2009, instrument number 2009-0263257, Book , Page of Official Records in the office of the Recorder of San Bernardino, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days

MAIL TAX STATEMENTS AS DIRECTED ABOVE

after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 7/1/2014. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$355,000.00, in lawful money of the United States, in pro per. receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Entra Default Solutions, LLC, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 7/1/2014

Entra Default Solutions, LLC

By: _____

June Christy, Vice President

STATE OF California
COUNTY OF Contra Costa

On 7/1/2014 before me, Katie Milnes, Notary Public, Personally appeared, June Christy, Vice President who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Name

(Seal)



EXHIBIT “B”

Three-Day Notice to Quit

To: BARRY DUFFIN, & ALL Occupant(s) in possession of the premises at 10727 JAGGERY Street, City of FONTANA, County of SAN BERNARDINO, California (the "Property").

YOU ARE HEREBY NOTIFIED that you are required within THREE (3) DAYS from the date of service on you of this notice to quit vacate and surrender possession of the Property because:

The Property was purchased by Preeminent Investment Corporation on July 1, 2014.

Preeminent Investment Corporation is the lawful owner of the Property. You are no longer the owner of the Property.

If you fail to vacate and surrender possession of the Property within three days, legal proceedings will be instituted against you to recover possession of the Property, damages and court costs.



July 2, 2014

Proof of Service

I, the undersigned, being at least eighteen years of age, served this notice, of which this is a true copy, on BARRY DUFFIN, one of the occupants listed above as follows:

- ☐ On _____, 2014 I delivered the notice to the occupant personally.
☐ On _____, 2014, I delivered the notice to a person of suitable age and discretion at the occupant's residence/business after having attempted personal service at the occupant's residence, and business, if known. On _____, 2014, I mailed a second copy to the occupant at his or her residence.
☒ On July 2, 2014 I posted the notice in a conspicuous place on the property, after having attempted personal service at the occupant's residence, and business, if known, and after having been unable to find there a person of suitable age and discretion. On July 2, 2014 I mailed a second copy to the occupant at the property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.


Signature

July 2, 2014
Date

Registered California process server. Registration NO.1538. County of San Bernardino.

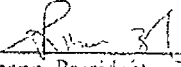
VERIFICATION

I have read the foregoing Unlawful Detainer Complaint and know its contents.

I am an Officer of Plaintiff Preeminent Investment Corporation, and am authorized to make this verification for and on its behalf. I am informed and believe and on that ground allege that the matters stated in the Unlawful Detainer Complaint are true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on July 16, 2014, at Chino Hills, California.



Simon Zhang, President
Preeminent Investment Corporation

Plaintiff Name: Premier Investment Corp. Case Number: _____
Defendant Name: Beverly Duffin an individual WDFE 1404393

12. I am filing my claim in the following manner (check the box that shows how you are filing your claim. Note that you must deliver to the court a copy of the claim form or a levying officer's receipt):
- a. ☐ (With 15 days' rent payment) I presented this claim form to the sheriff, marshal, or other levying officer, AND within two court days I shall deliver to the court the following: (1) a copy of this completed claim form or a receipt, (2) the court filing fee or form for proceeding in forma pauperis, and (3) an amount equal to 15 days' rent. — OR —
- a. ☒ (Without 15 days' rent payment) I presented this claim form to the sheriff, marshal, or other levying officer, AND within two court days I shall deliver to the court the following: (1) a copy of this completed claim form or a receipt, and (2) the court filing fee or form for proceeding in forma pauperis.

IMPORTANT: Do not take a copy of this claim form to the court unless you have first given the form to the sheriff, marshal, or other levying officer.

(To be completed by the court)			
Date of hearing:	Time	Dept. or Div.	Room
Address of court:			

NOTICE: If you fail to appear at this hearing you will be evicted without further hearing.

13. Rental agreement. I have (check all that apply to you):
- a. ☐ an oral rental agreement with the landlord.
- b. ☐ a written rental agreement with the landlord.
- c. ☐ an oral rental agreement with a person other than the landlord.
- d. ☐ a written rental agreement with a person other than the landlord.
- e. ☒ other (explain): Grand Deed

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

Date: 9/12/2014

Dawn Bruce
(TYPE OR PRINT NAME)

[Signature]
(SIGNATURE OF CLAIMANT)

NOTICE: If your claim to possession is found to be valid, the unlawful detainer (eviction) action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

— NOTICE TO OCCUPANTS —

YOU MUST ACT AT ONCE if all the following are true:

1. You are NOT named in the accompanying form called Writ of Possession.
2. You occupied the premises on or before the date the unlawful detainer (eviction) action was filed. (The date is in the accompanying Writ of Possession.)
3. You still occupy the premises.
4. A Prejudgment Claim of Right to Possession form was NOT served with the Summons and Complaint.

You can complete and SUBMIT THIS CLAIM FORM (in person with identification)

(1) before the date of eviction at the sheriff's or marshal's office located at (address):

(2) OR at the premises at the time of the eviction. (Give this form to the officer who comes to evict you.)

If you do not complete and submit this form (and pay a filing fee or file the form for proceeding in forma pauperis if you cannot pay the fee), YOU WILL BE EVICTED along with the parties named in the writ.

After this form is properly filed, A HEARING WILL BE HELD to decide your claim. If you do not appear at the hearing, you will be evicted without a further hearing.

LEASANT OR CLAIMANT'S ATTORNEY (Name and address) Dawn Bonice 10727 Jaggery Street Fontana, CA 92337 ATTORNEY FOR PLAINTIFF		TELEPHONE NO. FOR COURT USE ONLY 2014 SEP 17 PM 12:45 J. COLON S. SHIFF
NAME OF COURT: Superior Court of the State of California, Los Angeles STREET ADDRESS: 17780 Arrow Route MAILING ADDRESS: Fontana, CA 92335 CITY AND ZIP CODE: Fontana BRANCH NAME: Fontana		
PLAINTIFF: Premier Investment Corp DEFENDANT: Barry Duffin, an individual		
CLAIM OF RIGHT TO POSSESSION AND NOTICE OF HEARING		CASE NUMBER: RDFS 1404393
Complete this form only if ALL of these statements are true: 1. You are NOT named in the accompanying form called Writ of Possession. 2. You occupied the premises on or before the date the unlawful detainer (eviction) action was filed. (The date is in the accompanying Writ of Possession.) 4. A Prejudgment Claim of Right to Possession form was NOT served with the Summons and Complaint.		NOTICE TO LEVYING OFFICER: <input type="checkbox"/> Claim granted <input type="checkbox"/> Claim denied Clerk, by _____ (For levying officer use only) Completed form was received on Date: 9/17/14 Time: 10:42p By: J. COLON

I DECLARE THE FOLLOWING UNDER PENALTY OF PERJURY:

1. My name is (specify): Dawn Bonice
2. I reside at (street address, unit No., city and ZIP code): 10727 Jaggery Street, Fontana, CA 92337
3. The address of "the premises" subject to this claim is (address): 10727 Jaggery Street, Fontana, CA 92337
4. On (insert date): July 17th the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises (this date is in the accompanying Writ of Possession.)
5. I occupied the premises on the date the complaint was filed (the date in item 4). I have continued to occupy the premises ever since.
6. I was at least 18 years of age on the date the complaint was filed (the date in item 4).
7. I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed (the date in item 4).
8. I was not named in the Writ of Possession.
9. I understand that if I make this claim of possession, a COURT HEARING will be held to decide whether my claim will be granted.
10. (Filing fee) To obtain a court hearing on my claim, I understand that after I present this form to the levying officer I must go to the court and pay a filing fee of \$ or file with the court the form "Application for Waiver of Court Fees and Costs." I understand that if I don't pay the filing fee or file the form for waiver of court fees within two court days, the court will immediately deny my claim.
11. (Immediate court hearing unless you deposit 15 days' rent) To obtain a court hearing on my claim, I understand I must also deliver to the court a copy of this completed claim form or a receipt from the levying officer. I also understand the date of my hearing will be set immediately if I don't deliver to the court an amount equal to 15 days' rent.

(Continued on reverse)

RECEIVED	
2014 SEP 11 PM 12:49	
Nana - I Hui 10727 Jaggery Street Fontana, CA 92337	
NAME OF COURT: Superior Court of the State of California, Los Angeles	
STREET ADDRESS: 17780 Arrow Route	
MAILING ADDRESS: Fontana, CA 92335	
CITY AND ZIP CODE: Fontana	
BRANCH NAME: Fontana	
PLAINTIFF: Preminent Investment Corp	
DEFENDANT: Barry Duffin, an individual	
CLAIM OF RIGHT TO POSSESSION AND NOTICE OF HEARING	
CASE NUMBER: UDFS 1404393	
NOTICE TO LEVYING OFFICER: <input type="checkbox"/> Claim granted <input type="checkbox"/> Claim denied	
Clerk, by _____	
(For serving officer use only) Completed form was received on Date: 9/17/14 Time: 12:48p By: J. COLDEN	

Complete this form only if ALL of these statements are true:

1. You are NOT named in the accompanying form called Writ of Possession.
2. You occupied the premises on or before the date the unlawful detainer (eviction) action was filed. (The date is in the accompanying Writ of Possession.)
3. A Prejudgment Claim of Right to Possession form was NOT served with the Summons and Complaint.

I DECLARE THE FOLLOWING UNDER PENALTY OF PERJURY:

1. My name is (specify): Nana - I Hui
2. I reside at (street address, unit No., city and ZIP code): 10727 Jaggery Street, Fontana, CA 92337
3. The address of "the premises" subject to this claim is (address): 10727 Jaggery Street, Fontana, CA 92337
4. On (insert date): July 17, 2014 the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises. (This date is in the accompanying Writ of Possession.)
5. I occupied the premises on the date the complaint was filed (the date in item 4). I have continued to occupy the premises ever since.
6. I was at least 18 years of age on the date the complaint was filed (the date in item 4).
7. I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed (the date in item 4).
8. I was not named in the Writ of Possession.
9. I understand that if I make this claim of possession, a COURT HEARING will be held to decide whether my claim will be granted.
10. (Filing fee) To obtain a court hearing on my claim, I understand that after I present this form to the levying officer I must go to the court and pay a filing fee of \$ _____ or file with the court the form "Application for Waiver of Court Fees and Costs." I understand that if I don't pay the filing fee or file the form for waiver of court fees within two court days, the court will immediately deny my claim.
11. (Immediate court hearing unless you deposit 15 days' rent) To obtain a court hearing on my claim, I understand I must also deliver to the court a copy of this completed claim form or a receipt from the levying officer. I also understand the date of my hearing will be set immediately if I don't deliver to the court an amount equal to 15 days' rent.

(Continued on reverse.)

Prejudgment Claim of Right to Possession
Plaintiff: BARRY DUFFIN, an individual UDFS 1404393

I am filing my claim in the following manner (check one box that applies): 1 I am filing my claim "in forma pauperis." (Note that you must deliver to the court a copy of the claim form or a levying officer's receipt.)

- 1 ☐ (With 15 days' pre-payment) I presented this claim form to the sheriff, marshal, or other levying officer. AND within two court days I shall deliver to the court the following: 1) a copy of this completed claim form or a receipt; 2) the court filing fee or form for proceeding in forma pauperis; and 3) an amount equal to 15 days' rent. — OF —
- 2 ☒ (Without 15 days' pre-payment) I presented this claim form to the sheriff, marshal, or other levying officer. AND within two court days I shall deliver to the court the following: 1) a copy of this completed claim form or a receipt; and 2) the court filing fee or form for proceeding in forma pauperis.

IMPORTANT: Do not take a copy of this claim form to the court unless you have first given the form to the sheriff, marshal or other levying officer.

<small>(To be completed by the court)</small>			
Date of hearing:	Time	Court or Div.	Room
Address of court:			

NOTICE: If you fail to appear at this hearing you will be evicted without further hearing.

13 Rental agreement. I have (check all that apply to you):

- a ☒ an oral rental agreement with the landlord.
b ☐ a written rental agreement with the landlord.
c ☐ an oral rental agreement with a person other than the landlord.
d ☐ a written rental agreement with a person other than the landlord.
e ☒ other (explain): Short term Dec of trust

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

Date: 9/17/2014

Maura-I-Hill

(TYPE OR PRINT NAME)

Maura-I-Hill

(SIGNATURE OF CLAIMANT)

NOTICE: If your claim to possession is found to be valid, the unlawful detainer (eviction) action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

— NOTICE TO OCCUPANTS —

YOU MUST ACT AT ONCE if all the following are true:

1. You are NOT named in the accompanying form called Writ of Possession.
2. You occupied the premises on or before the date the unlawful detainer (eviction) action was filed. (The date is in the accompanying Writ of Possession.)
3. You still occupy the premises.
4. A Prejudgment Claim of Right to Possession form was NOT served with the Summons and Complaint.

You can complete and SUBMIT THIS CLAIM FORM (in person with identification)

(1) before the date of eviction at the sheriff's or marshal's office located at (address):

(2) OR at the premises at the time of the eviction. (Give this form to the officer who comes to evict you.)

If you do not complete and submit this form (and pay a filing fee or file the form for proceeding in forma pauperis if you cannot pay the fee), YOU WILL BE EVICTED along with the parties named in the writ.

After this form is properly filed, A HEARING WILL BE HELD to decide your claim. If you do not appear at the hearing, you will be evicted without further hearing.